

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: DUNWOODY PLAZA @ NW OREGON PUD LOTS 2-4 PRELIMINARY
SUBDIVISION PLAN

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Tom Radzai **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date 05/03/06 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Dunwoody Plaza @ NW Oregon PUD Lots 2 -4 located on the North side of SR 46, West of Oregon Street.

District 5 – Commissioner Carey

(Denny Gibbs, Senior Planner)

BACKGROUND:

The applicant, NW Oregon, Ltd, is requesting approval of the Preliminary Subdivision Plan for Dunwoody Plaza @ NW Oregon PUD Lots 2 -4. The proposed subdivision is located on the north side of SR 46, west of Oregon Street within the NW Oregon PUD. It consists of 3 commercial lots on 5.60 acres along with a Conservation Tract which is 22.95 acres. Seminole County is the utility service provider for water and sewer and reuse will be used as a source of irrigation.

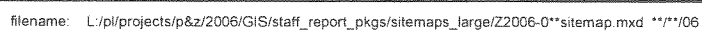
An amendment to the NW Oregon PUD is scheduled for the 5/9/06 Board of County Commissioner meeting. This modification proposes to combine two buildings on two lots, Lots 1 and 2, into one larger building across the combined lots, Lot 2 on this plan. If the modification is not approved by the BCC, then a revised PSP will come back to the Planning and Zoning board for review.

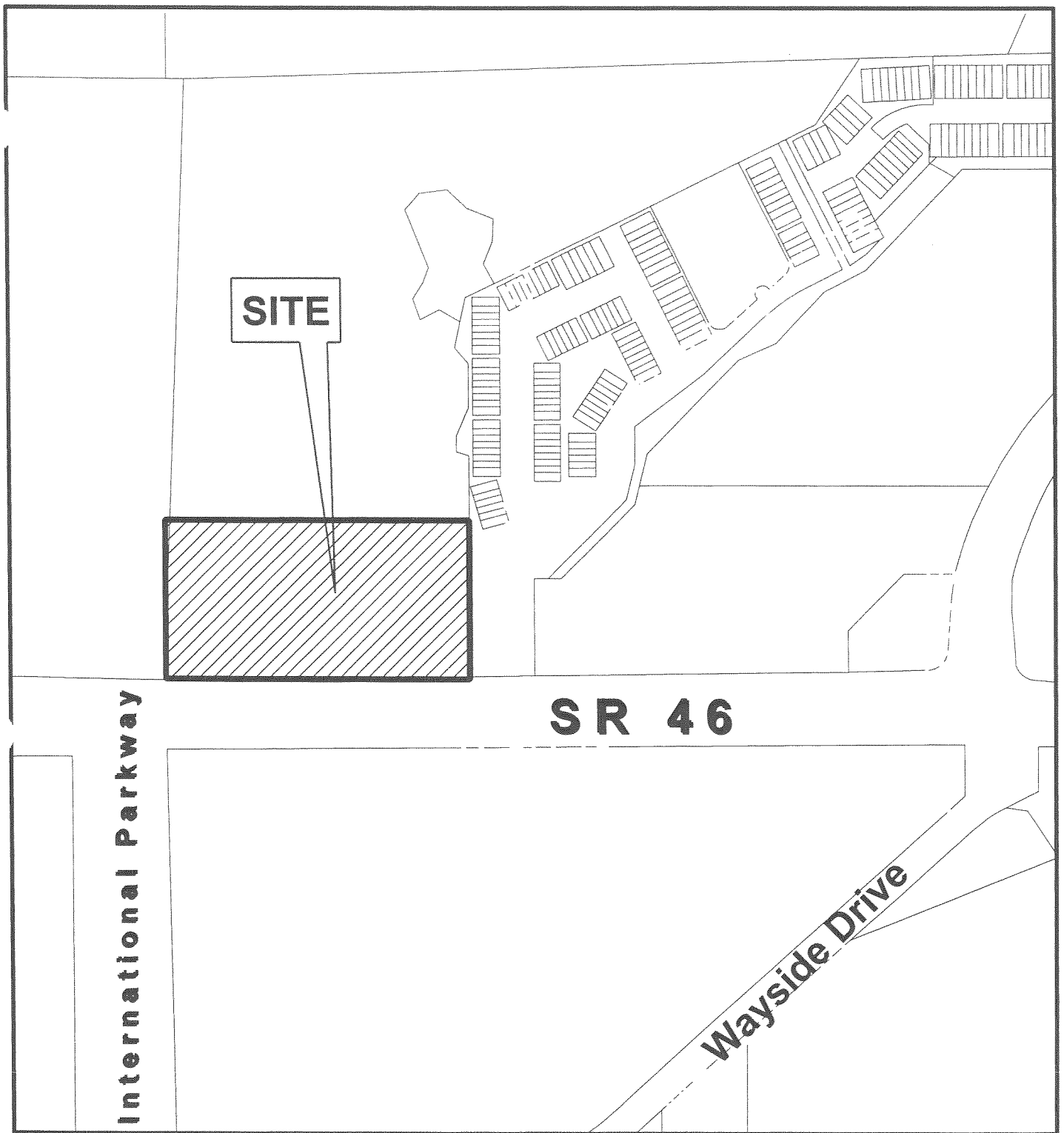
STAFF RECOMMENDATION:

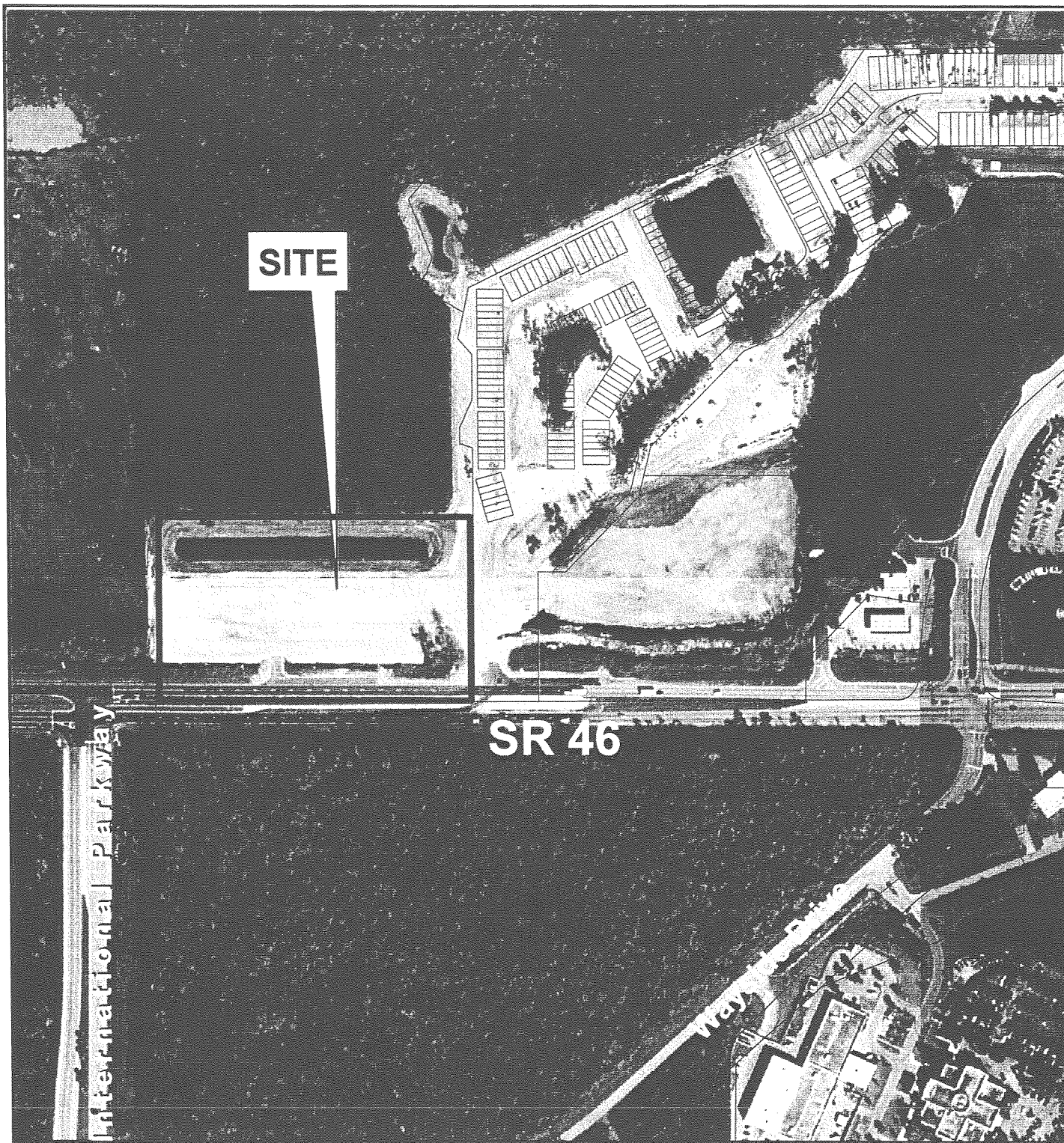
Staff recommends approval of the Dunwoody Plaza @ NW Oregon PUD Lots 2 -4 Preliminary Subdivision Plan.

Attachments: Location map
Site Map
Aerial
Preliminary Plan Reduction

DR No. _____
Parcel ID#:
29-19-30-300-0150-0000







Dunwoody Plaza @ NW Oregon PUD
Lots 2-4
PSP

- ☐ Parcel
- ☒ Subject Property



January 2004 Color Aerials

NW OREGON

DESCRIPTION:

That part of Sections 20 and 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Begin at the Northwest corner of said Section 29; thence run N 89°44'08" E along the North line of the Northwest 1/4 of said Section 29 for a distance of 1938.92 feet to the Sanford Grant line; thence run N 24°38'27" E along said Sanford Grant line for a distance of 212.79 feet to the North line of the South 193.00 feet of the South 1/2 of the Southwest 1/4 in Sanford Grant of said Section 20; thence run N 89°44'08" E along said North line of the South 193.00 feet for a distance of 500.58 feet to the West line of a Florida Power Corporation Easement, as recorded in Deed Book 149, Page 356, of the Public Records of Seminole County, Florida; thence run S 00°12'27" E along said West line for a distance of 193.00 feet to the North line of the Northwest 1/4 of said Section 29; thence run S 00°11'42" E along said West line for a distance of 240.91 feet to a point on a non-tangent curve concave Northwesterly and the Westerly Right-of-Way line of Oregon Avenue, as recorded in Official Records Book 3332, Page 0477, of said Public Records, having a radius of 725.00 feet and chord bearing of S 36°10'17" W; thence run the following five (5) courses along said Westerly Right-of-Way line; Southwesterly along the arc of said curve through a central angle of 23°50'38" for a distance of 301.71 feet to the point of tangency; thence run S 48°05'36" W for a distance of 333.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 785.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 48°15'18" for a distance of 661.14 feet; thence run S 03°55'26" W for a distance of 93.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 85°54'52" for a distance of 74.97 feet to the North Right-of-Way line of State Road 46 and the point of tangency; thence run S 89°50'18" W along said North Right-of-Way line for a distance of 1782.03 feet to the West line of the Northwest 1/4 of said Section 29; thence run N 00°14'12" W along said West line for a distance of 1425.42 feet to the POINT OF BEGINNING.

Containing 72.902 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

SITE DATA:

TOTAL SITE AREA: 72.90 ACRES
CONSERVATION AREA: 22.95 ACRES
DEVELOPMENT AREA: 49.95 ACRES
EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
EXISTING LAND USE: VACANT
DEVELOPMENT ORDER #2000.0045 & THE PRELIMINARY
MASTER PLAN: APPROVED 07/25/00

LOT 2

DESCRIPTION

That part of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northwest corner of said Section 29; thence run S00°14'12"E along the West line of the Northwest 1/4 of said Section 29 for a distance of 1075.42 feet to the South line of a Conservation Easement, as recorded in Official Records Book 4418, Page 1744, of the Public Records of Seminole County, Florida, and the POINT OF BEGINNING; thence continue S00°14'12"E along said West line for a distance of 350.00 feet to the North right-of-way line of West State Road 46; thence run N89°50'18"E along said North right-of-way line for a distance of 295.32 feet; thence run N00°14'12"W for a distance of 350.00 feet to the aforesaid South line of the Conservation Easement; thence run S89°50'18"W along said South line for a distance of 295.32 feet to the POINT OF BEGINNING.

Containing 2.3729 acres, more or less, and being subject to any rights-of-ways, restrictions and easements of record.

LOT 3

DESCRIPTION

That part of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northwest corner of said Section 29; thence run S00°14'12"E along the West line of the Northwest 1/4 of said Section 29 for a distance of 1075.42 feet to the South line of a Conservation Easement, as recorded in Official Records Book 4418, Page 1744, of the Public Records of Seminole County, Florida; thence continue S00°14'12"E along said West line for a distance of 350.00 feet to the North right-of-way line of West State Road 46; thence run N89°50'18"E along said North right-of-way line for a distance of 295.32 feet to THE POINT OF BEGINNING; thence run N89°50'18"E along said North right-of-way line for a distance of 196.15 feet; thence run N00°14'12"W for a distance of 350.00 feet to the aforesaid South line of the Conservation Easement; thence run S89°50'18"W along said South line for a distance of 196.15 feet; thence run S00°14'12"E for a distance of 350.00 feet to the North right-of-way line of West State Road 46 and the POINT OF BEGINNING.

Containing 1.576 acres, more or less, and being subject to any rights-of-ways, restrictions and easements of record.

LOT 4

DESCRIPTION

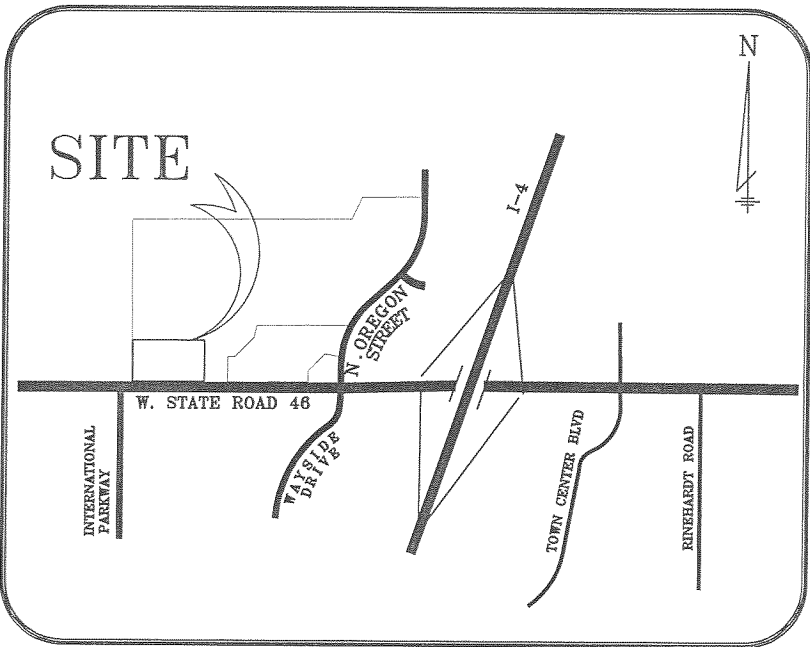
That part of Section 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northwest corner of said Section 29; thence run S00°14'12"E along the West line of the Northwest 1/4 of said Section 29 for a distance of 1075.42 feet to the South line of a Conservation Easement, as recorded in Official Records Book 4418, Page 1744, of the Public Records of Seminole County, Florida; thence continue S00°14'12"E along said West line for a distance of 350.00 feet to the North right-of-way line of West State Road 46; thence run N89°50'18"E along said North right-of-way line for a distance of 491.47 feet, and THE POINT OF BEGINNING; thence continue N89°50'18"E along said North right-of-way line for a distance of 208.53 feet to the West line of an access easement, as recorded in Official Records Book 4841, Page 27, of the Public Records of Seminole County, Florida; thence run N00°00'00"E along said West line for a distance of 350.00 feet to the aforesaid South line of the Conservation Easement; thence run S89°50'18"W along said South line for a distance of 209.98 feet; thence run S00°14'12"E for a distance of 350.00 feet to the North right-of-way line of West State Road 46, and the POINT OF BEGINNING.

Containing 1.6813 acres, more or less, and being subject to any rights-of-ways, restrictions and easements of record.

PRELIMINARY SUBDIVISION PLANS
LOTS 2-4, OF NW OREGON PUD
SEMINOLE COUNTY, FL.

PREPARED FOR:
NW OREGON, LTD
600 E. COLONIAL DRIVE #100
ORLANDO, FL 32803
PHONE: (407) 423-7600
FAX: (407) 648-9230



LOCATION MAP

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	MASTER LAND USE PLAN (PER APPROVED MASTERPLAN AMMENDMENT)
4	SITE DEVELOPMENT PLAN
5	PRELIMINARY SUBDIVISION PLAN
6	TYPICAL SECTIONS AND DETAILS

SHEET INDEX
3497C0.DWG

UTILITY COMPANIES:

SEMINOLE COUNTY PUBLIC WORKS:

CONTACT: HUGH SIPES/ PRIN. ENGINEER
ENVIROMENTAL SERVICES BUILDING
3000A SOUTHGATE AVENUE
SANFORD, FL 32773
(407) 323-9615 x 2117
(407) 665-2019 (FAX)

BELLSOUTH TELECOMMUNICATIONS:

CONTACT: SCOTT LORENZ
132 COMMERCE WAY
SANFORD, FL 32771
(407) 302-7611
(407) 327-2402 (FAX)

TIME-WARNER CABLE

CONTACT: MS. TRACEY DOMOSTOY
844 MAGUIRE ROAD
OCOCHEE, FLORIDA 34761
(407) 532-8511
(407) 656-1162 (FAX)

FLORIDA GAS TRANSMISSION SYSTEMS

CONTACT: KENNETH GASAWAY
7990 LAKE STEER ROAD
ORLANDO, FLORIDA 32835
(407) 295-4341 x 18
(407) 578-2308 (FAX)

FLORIDA POWER AND LIGHT

CONTACT: SHERI McCORKELL
P.O. BOX 2149
SANFORD, FLORIDA 32772
(407) 328-1909
(407) 328-1910 (FAX)

ENVIRONMENTAL:

MODICA & ASSOCIATES, INC.
CONTACT: RODNEY HUDSON
310 ALMOND STREET
CLERMONT, FL 34711
PH (352) 394-2000
FAX (352) 394-1159

LEGAL:

SHUTTS & BOWEN, LLP
CONTACT: JIM WILLARD
300 SOUTH ORANGE AVE, STE 1000
ORLANDO, FL 32801-3373
(407) 423-3200
(407) 423-8316 (FAX)

GEOTECHNICAL ENGINEER:

UNIVERSAL ENGINEERING SCIENCES
CONTACT: BRUCE WOLOSHIN
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
407/423-0504
407/423-3106 FAX

TRANSPORTATION:

TRAFFIC PLANNING AND DESIGN, INC.
CONTACT: TURGUT DERVISH, P.E.
535 VERSAILLES DRIVE, SUITE 200
MAITLAND, FLORIDA 32751
407/628-9955
407/628-8850 FAX

REVISIONS
1. 3/2/06 PER SEMINOLE CO. COMMENTS

PREPARED BY:
TIPTON ASSOCIATES INCORPORATED
760 MAGUIRE BOULEVARD
ORLANDO, FLORIDA 32803
© PH. (407) 894-2055
FAX. (407) 896-9849
CERT. OF AUTH. #00001948

NW OREGON PUD, LOTS 2-4
PRELIMINARY SUBDIVISION PLAN
SEMINOLE COUNTY FLORIDA

COVER SHEET

DESIGNED BY:
WEW
DRAWN BY:
WEW. JF

WILLIAM E. WHITE, P.E.

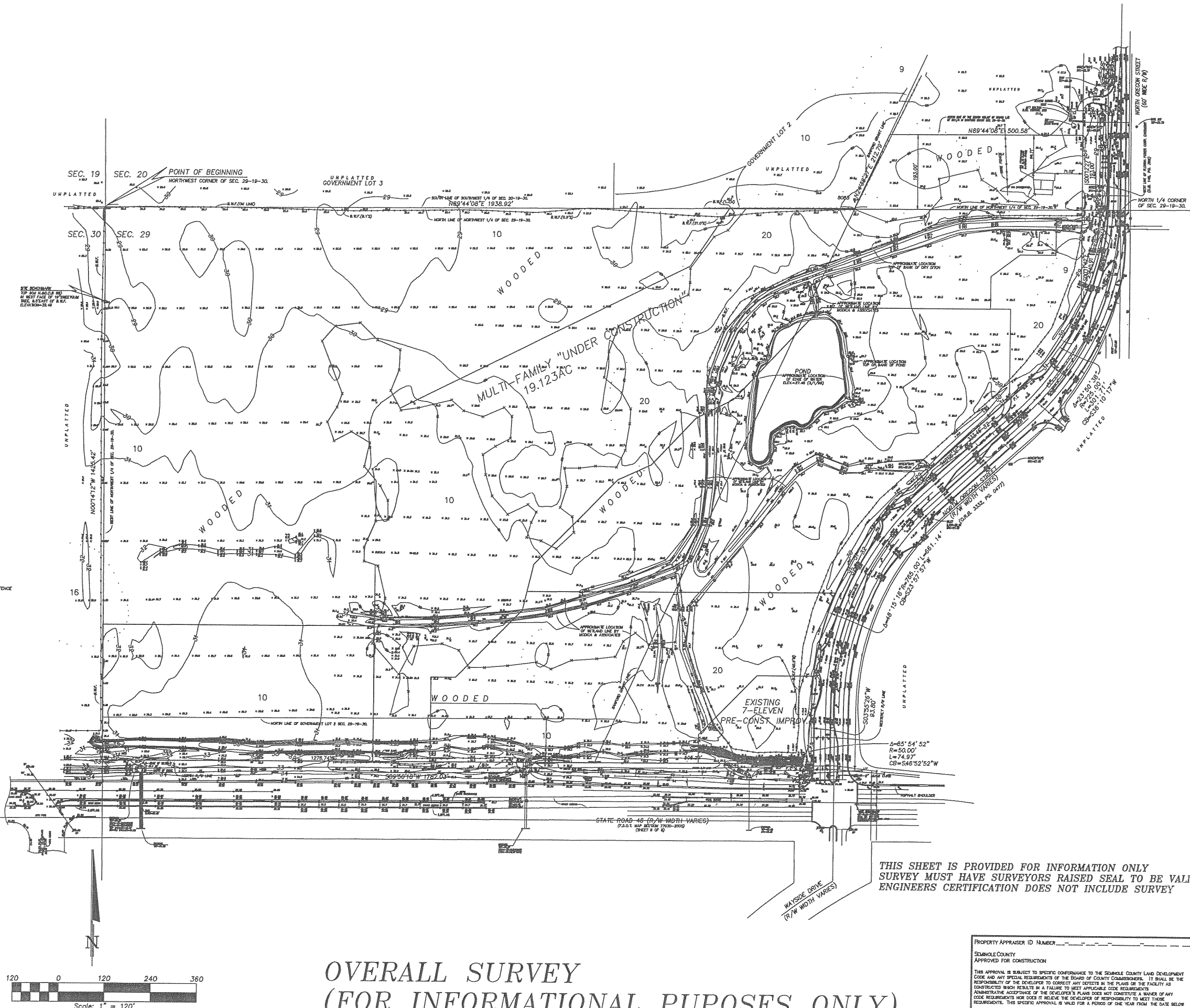
DATE: 3/03/06
FL REG. # 64993

PROJECT:
3--637.1

DATE:
8/30/05

SHEET:
PSP-1

PROPERTY APPRAISER ID NUMBER _____
SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION
THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.
APPROVED
SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
DATE _____



THIS SHEET IS PROVIDED FOR INFORMATION ONLY
SURVEY MUST HAVE SURVEYORS RAISED SEAL TO BE VALID
ENGINEERS CERTIFICATION DOES NOT INCLUDE SURVEY

PROPERTY APPRAISER ID NUMBER _____

SCHWABE COUNTY
APPROVED FOR CONSTRUCTION _____

THIS APPROVAL IS SUBJECT TO STRICT CONFORMANCE TO THE SCHWABE COUNTY LAND DEVELOPMENT CODE AND ALL SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS REQUIRED BY THIS REVIEW. IT SHALL BE THE APPLICABLE CODE REQUIREMENTS. THE DEVELOPER'S ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY REQUIREMENTS. THIS SPECIAL APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED _____

SCHWABE COUNTY DEVELOPMENT REVIEW DEPARTMENT _____

DATE _____

REVISIONS	DATE	BY	REASON
1	3/2/06	PER SEMINOLE CO.	COMMENTS

PREPARED BY:
TIPTON ASSOCIATES INCORPORATED
760 MAGUIRE BOULEVARD
ORLANDO, FLORIDA 32803
® PH. (407) 894-2055
FAX. (407) 896-9949
CERT. OF AUTH. #00001348

NW OREGON PUD, LOTS 2-4
PRELIMINARY SUBDIVISION PLAN
SEMINOLE COUNTY FLORIDA

TOPOGRAPHIC SURVEY

DESIGNED BY:
WKW
DRAWN BY:
WKW, JF

WILLIAM K. WHITE, P.E.

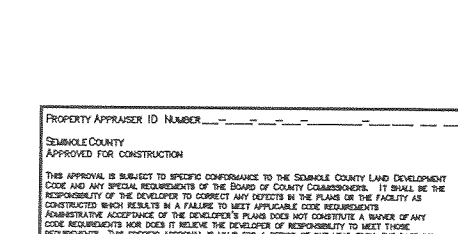
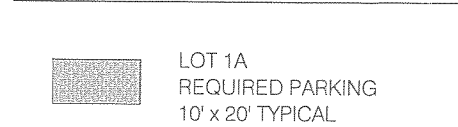
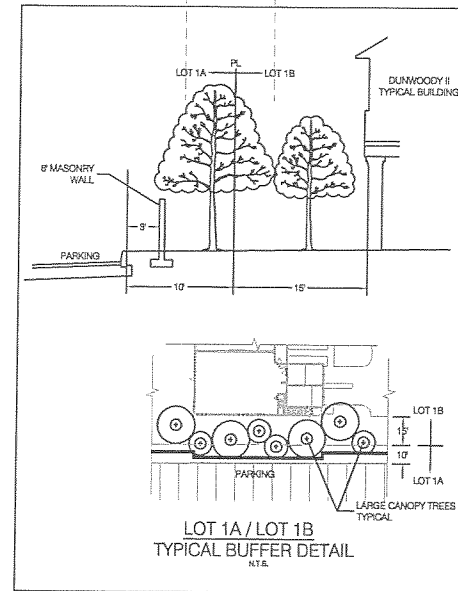
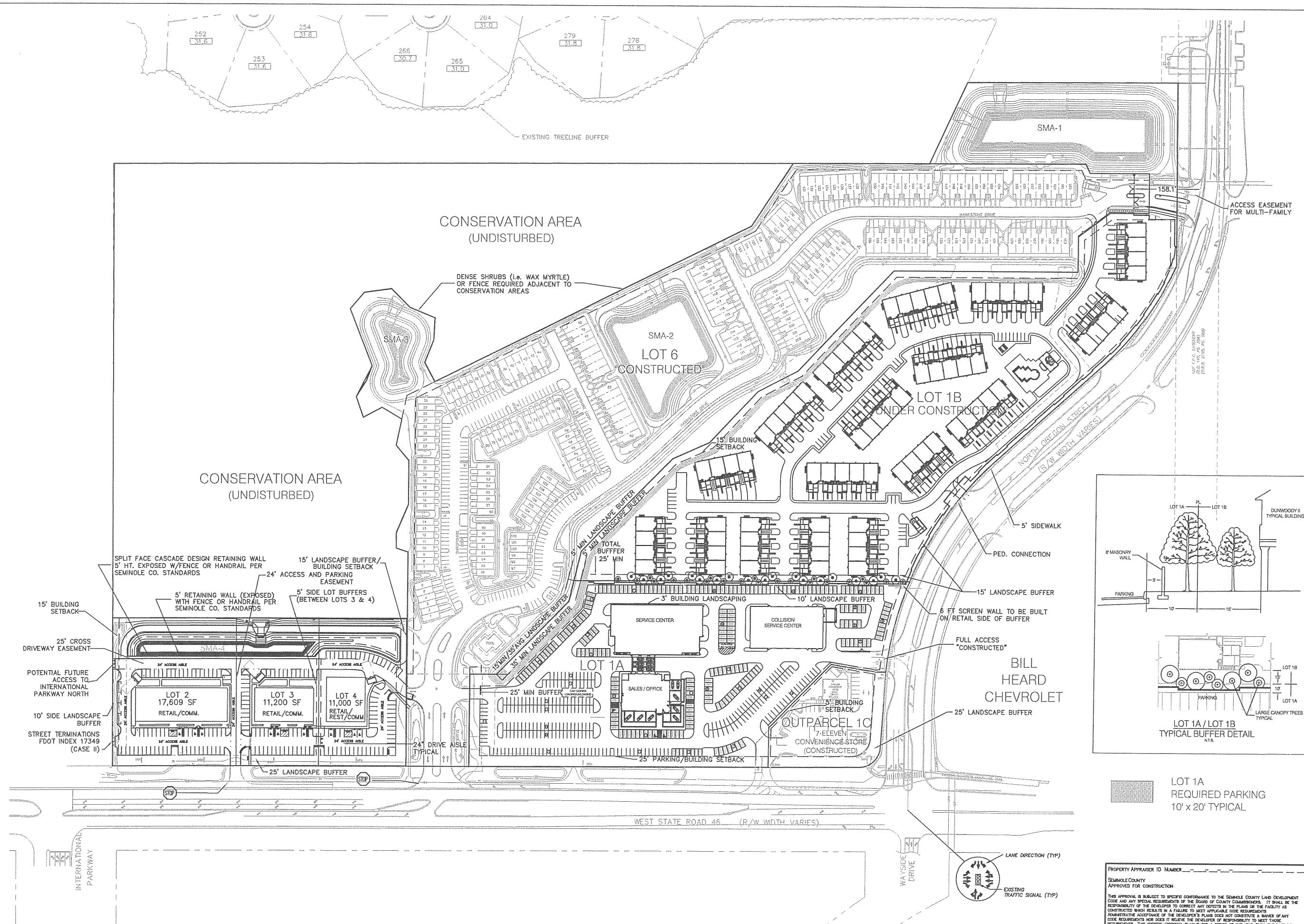
DATE: 3/03/06
FL REG. # 56983

PROJECT:
3-637.1

DATE:
8/30/05

SHEET:

PSP-2



MASTER LAND US4E PLAN
FOR INFORMATION PURPOSES ONLY

REVISIONS
1. 3/2/06 PER SEMINOLE CO. COMMENTS

PREPARED BY:
TIPTON ASSOCIATES INCORPORATED
760 MAGUIRE BOULEVARD
ORLANDO, FLORIDA 32803
© PH. (407) 894-2055
FAX. (407) 896-9949
CERT. OF AUTH. #00001346

NW OREGON PUD, LOTS 2-4
PRELIMINARY SUBDIVISION PLAN
SEMINOLE COUNTY FLORIDA
MASTER LAND USE PLAN

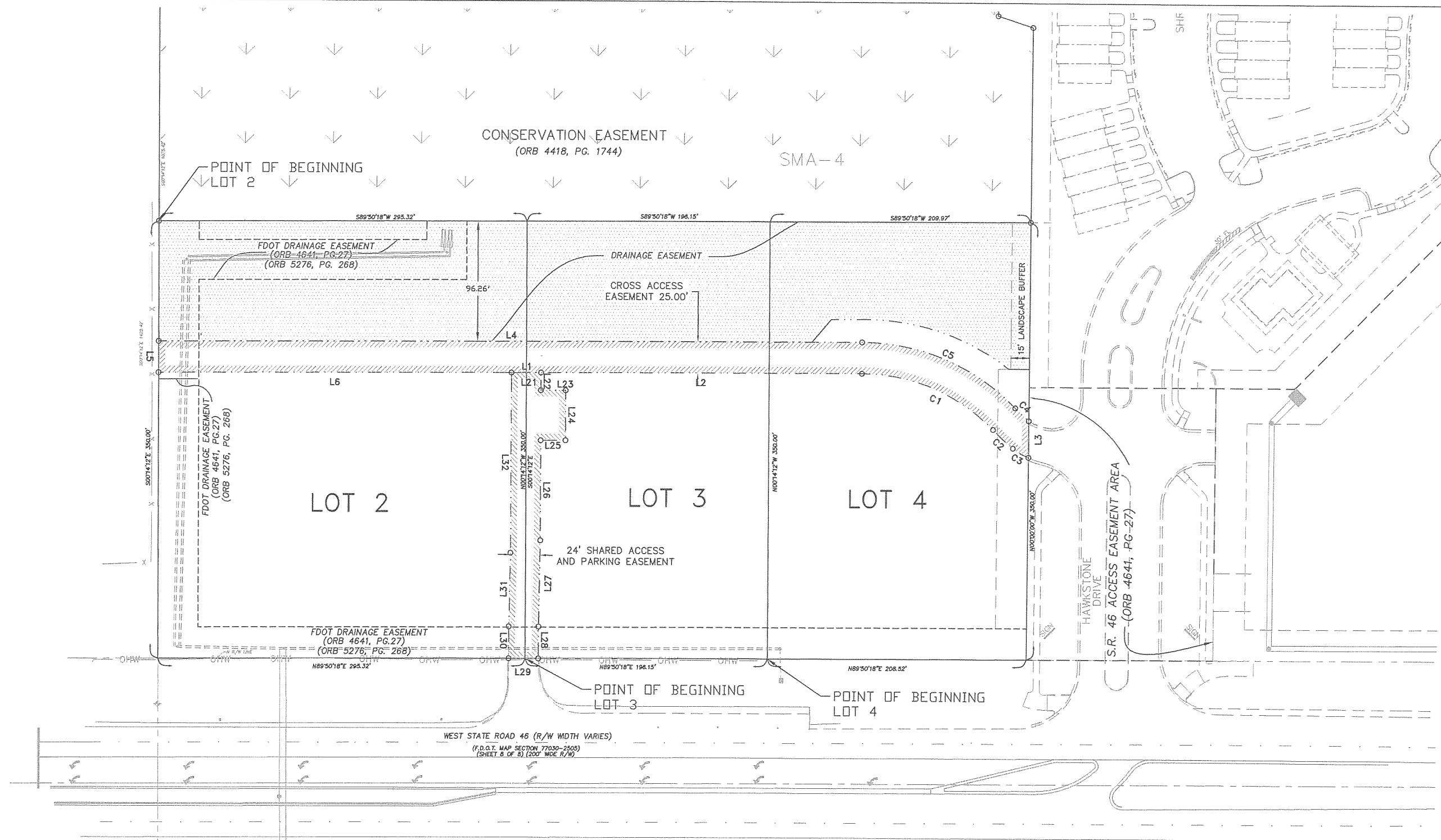
DESIGNED BY:
WKW
DRAWN BY:
WKW, JF
WILLIAM E. WHITE, P.E.
DATE: 3/23/06
FL REG. # 66993

PROJECT:
3-637.1

DATE:
8/30/05

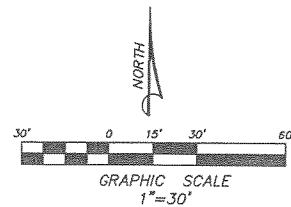
SHEET:
PSP-3

INTERNATIONAL
PARKWAY



NUMBER	DIRECTION	DISTANCE
L1	N 89°51'09" E	23.98'
L2	N 89°51'09" E	259.18'
L3	EAST	29.28'
L4	S 89°51'09" W	566.41'
L5	S 00°14'12" E	25.00'
L6	N 89°51'09" E	283.21'
L21	N 89°51'09" E	23.98'
L22	S 00°08'51" E	14.15'
L23	N 89°51'09" E	19.98'
L24	S 00°14'12" E	40.00'
L25	S 89°45'48" W	20.00'
L26	S 00°14'12" E	80.00'
L27	S 00°40'34" W	69.06'
L28	S 00°09'42" E	25.50'
L29	S 89°50'09" W	24.00'
L30	N 00°09'42" W	25.50'
L31	N 00°49'52" E	59.03'
L32	N 00°12'47" W	144.21'

NUMBER	IC	CD	R'	L'	LC'
C1	45°50'54"	S 67°13'23" E	147.00	117.63	114.52
C2	07°13'47"	S 47°54'50" E	175.00	22.08	22.07
C3	16°45'15"	S 59°54'21" E	50.00	14.62	14.57
C4	05°46'36"	N 47°11'14" W	150.00	15.12	15.12
C5	45°50'54"	N 67°13'23" W	172.00	137.64	133.99



LEGEND:

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- PROPERTY LINE
- PROPOSED EASEMENTS

PROPERTY APPRAISER ID NUMBER _____
SEMIWOLE COUNTY
APPROVED FOR CONSTRUCTION
THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMIWOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED
SEMIWOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
DATE _____

REVISIONS
1. 3/2/06 PER SEMIWOLE CO. COMMENTS

PREPARED BY:
TIPTON ASSOCIATES INCORPORATED
760 MACUIRE BOULEVARD
ORLANDO, FLORIDA 32803
P. (407) 894-2055
FAX. (407) 896-9949
CERT. OF AUTH. #00001346

NW OREGON PUD, LOTS 2-4
PRELIMINARY SUBDIVISION PLAN
SEMIWOLE COUNTY FLORIDA

SUBDIVISION PLAN

DESIGNED BY:
WKW
DRAWN BY:
WKW, JP
WILLIAM E. WHITE, P.E.

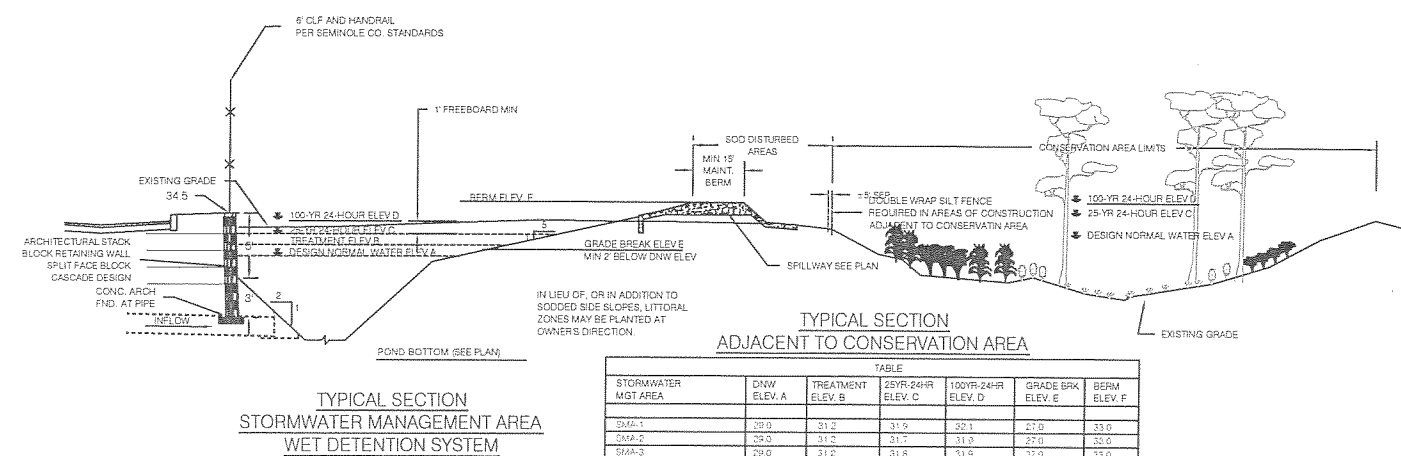
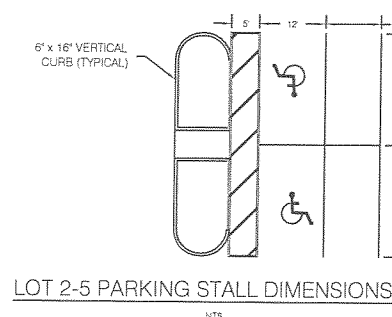
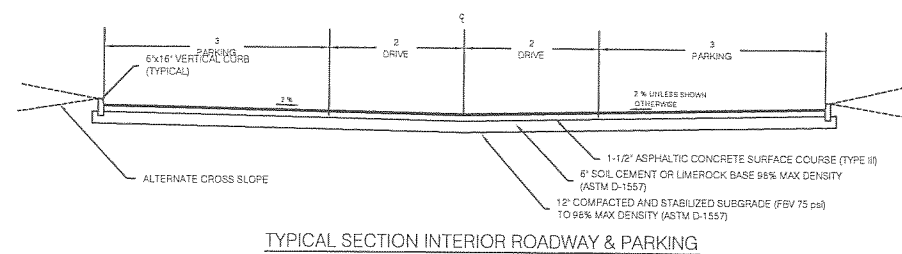
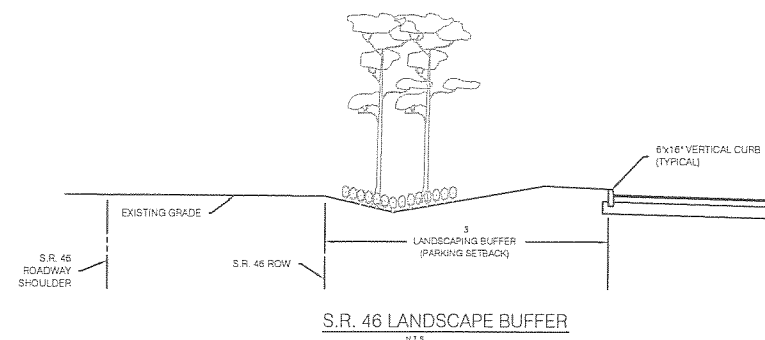
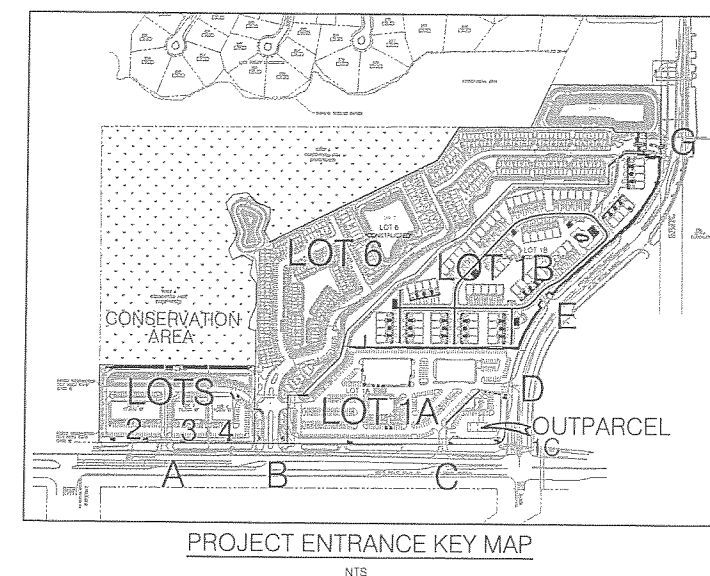
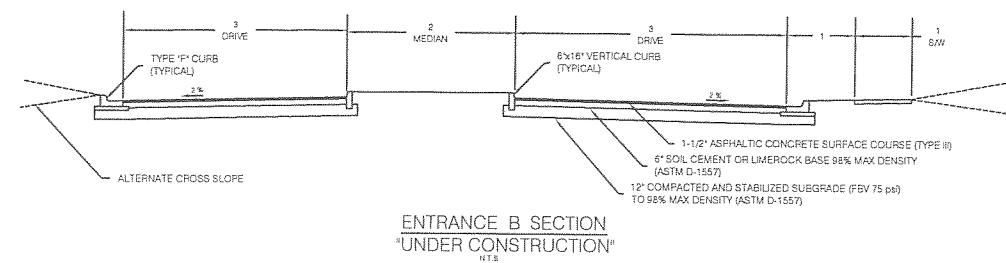
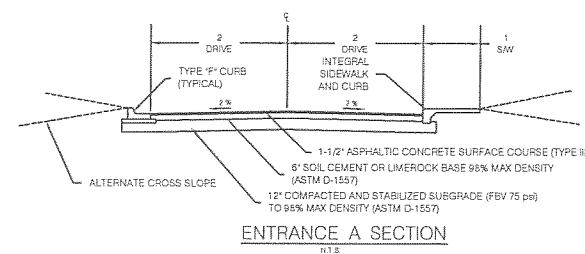
[Signature]

DATE: 3/03/06
FL REG. # 558993

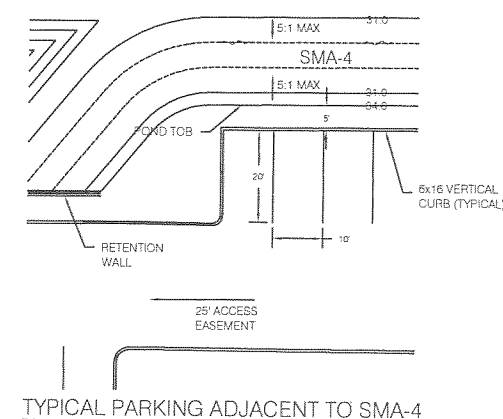
PROJECT:
3-637.1

DATE:
8/30/05

SHEET:
PSP-5



STORMWATER MGST AREA	DWW ELEV. A	TREATMENT ELEV. B	25%R-24%R ELEV. C	100%R-24%R ELEV. D	GRADE BRK ELEV. E	BERM ELEV. F
SKM-1	29.0	31.2	31.9	32.1	27.0	33.0
SKM-2	29.0	31.2	31.7	31.9	27.0	33.0
SKM-3	29.0	31.2	31.8	31.9	27.0	33.0
SKM-4	31.0	32.5	33.4	33.5	29.0	34.5
BUFFER	29.0	31.4	31.7	31.7	27.4	33.0
CONSERVATION AREA	33.5	31.4	30.1	30.6	N/A	N/A



PROPERTY APPRAISER ID NUMBER _____

SEMIWOLE COUNTY
APPROVED FOR CONSTRUCTION

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APPROVED _____

SEMIWOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE _____

REVISIONS

3/2/06 PER SEMINOLE CO. COMMENTS

tail
 PREPARED BY:
 TIPTON ASSOCIATES INCORPORATED
 760 MAGUIRE BOULEVARD
 ORLANDO, FLORIDA 32803
 ® P.H. (407) 894-2055
 FAX. (407) 896-9949
 CERT. OF AUTH. #00001348

NW OREGON PUD, LOTS 2-4
 PRELIMINARY SUBDIVISION PLAN
 SEMINOLE COUNTY FLORIDA
 TYPICAL SECTIONS & DETAILS

DESIGNED BY:
WKW
DRAWN BY:
WKW JE

WILLIAM K. WHITE, P.

DATE: 3/03/06
FL REG. # 56993

PROJECT:
3-637.1

DATE:
8/30/05

SHEET:
PSP-6